



REVITALIZATION



Completion: Fall 2020

Environmental Protection Supporting Livable Communities, and a Sustainable Future!

RHODE

Issue 2 Winter 2020

New Round of Brownfield Grant Awards Announced

By: Ashley Blauvelt

Since the inception of the Rhode Island’s Brownfield Bond Fund, approximately 14.9 permanent jobs have been created for every \$100,000 of state bond funds granted! This past November, DEM announced the latest awards helping to fund thirteen projects across four cities and towns for a total of \$3.26 million in matching grants under the Brownfields Remediation and Economic Development Fund. In all, these projects will create 1,845 construction jobs and 447 permanent jobs. Of these 13 projects, 8 are located in environmental justice areas. The projects will also unlock \$177 million in additional investments and promote smart growth

PROJECT SUMMARIES

*Central Falls Ball Fields on 987 High Street will receive \$380,393 for redevelopment. The old ballfields on High Street in an Environmental Justice area that have historical impacts from filling and coal tar as a result of the City’s long, industrial history. This grant will help the City restore the ballfields and bring much needed public open space to the City.

See *Awardees* on pg. 5

Macomber Stadium is Complete!

By: Rachel Simpson

The City of Central Falls hosted a ribbon cutting ceremony on October 9th, 2020 to celebrate the opening of Macomber Stadium. The Site Remediation Program invested approximately \$50,000 of their EPA Brownfields Funding on the assessment and remedial planning stages for this site. Revitalization of the existing ballfield for community use will provide essential green space to the City.



More Pictures on Pg. 3

HIGHLIGHTING LRSMM'S INVOLVEMENT IN NATIONAL WORKGROUPS

By: Filomena DaSilva

How has LRSMM's staff been contributing to RIDEM's knowledge pool on various environmental issues? By being involved in national workgroups, such as ASTSWMO (The Association of State and Territorial Solid Waste Management Officials). ASTSWMO is an organization that enhances and promotes effective State and Territorial programs in relation to waste and materials management, environmentally sustainable practices, and environmental restoration. Continuing the discussion from our last issue, LRSMM highlights Joe Cunningham as the representative for ASTSWMO's Leaking Underground Storage Tank Task Force.

Joe Cunningham, an Environmental Engineer for the Leaking Underground Storage Tank Division of LRSMM and the perfect representative for ASTSWMO's subcommittee. The Leaking Underground Storage Tank Task Force develops novel and innovative ways to address the growing backlog of sites contaminated by leaking underground storage tanks (LUST). Many of these sites have been active for over 20 years, and the focus of the group is to find new and innovative ways to promote cleanup, both by using newer, more effective treatment technologies, and by leveraging the limited funding available to cooperatively and effectively remediate historic LUST sites. The task force typically holds a large annual meeting of LUST program representatives from all 50 states and territories to share innovative strategies and tools that have been successful in their region, as well as to navigate roadblocks.

Being a part of ASTSWMO allows RIDEM to keep up to date with how other states and territories manage their programs and address various environmental issues. Look for more in our future editions of Revitalization Rhode as we highlight another one of our staff members whose involvement in these national workgroups help our State become better.



LRSMM CONTINUES TO CHUG ALONG DESPITE THE PANDEMIC

By: Ashley Blauvelt

Despite this year's pandemic, business closures and changes to staff scheduling, the Office of Land Revitalization & Sustainable Materials Management wants to highlight a few successes for 2020.

Farm Fresh's highly anticipated local food hub celebrated their grand opening on November 7th, 2020 at their new location at 10 Sims Avenue in Providence. RIDEM and the Office of LRSMM has been involved with this project since 2016, dealing with issues ranging from a Leaking Underground Storage Tank, LNAPL, and contaminated soils. Farm Fresh was also awarded two Brownfield grants from the Brownfields Bond Program, totaling \$551,720. With a brand new local food market and available parking, customers can experience an amazing array of fresh fruits and vegetables. It's fantastic to see this project come to fruition! Click [here](#) for more info.

See *More Success Stories* on Pg. 4





ELUR'S ARE NOT GETTING THE RESPECT THEY DESERVE



As of December 2nd, the Office of Land Revitalization & Sustainable Materials Management (LRSMM) has conducted a total of 516 audits (out of 665 sites with Environmental Land Usage Restrictions (ELURs)) this year even with COVID looming overhead. The office has noted 43 sites with failing Engineered Controls (ECs) and overdue monitoring. One hundred and four sites had overdue monitoring with compliant ECs, and 2 properties were performing unauthorized construction. One not so appealing practice which LRSMM has found is that consultants are not following up with owners about repairs that are needed while reporting that sites are not compliant to the Department. The most concerning activity is that in 29 separate reports it was reported that the sites were compliant when in fact the audit showed that the ECs were failing. LRSMM is reminding consultants and property owners to be accurate in preparing their Environmental Land Usage Restriction (ELUR) annual inspection forms. Some ELUR inspection forms the Office has received this year were reports and photos from previous years which were being submitted as if they had been done recently. No former photos or reports will be accepted, and the property owner will be notified about what has taken place. When errors are found, a letter of non-compliance is sent to the property owner which in turn begins some unappealing conversations. To avoid this, LRSMM's Site Remediation Section is reminding all consultants and individual property owners to be truthful in preparing their annual reports and follow up if sites are not compliant because the Office is auditing and misrepresentations will lead to enforcement actions.



SOLAR PROJECT A POSSIBILITY IN HOPKINTON

By: Filomena DaSilva

The Town of Hopkinton recently released a Request For Proposal to experienced renewal energy companies to plan, permit, design, install, finance, operate, and maintain a solar development project on part of their former Town landfill located on Stubtown Road. Proposals were due to the Town Clerk's Office on November 5th. This 10-acre landfill was closed in the year 2000 with an impermeable cap and will involve site improvements RIDEM is requiring due to lack of maintenance in recent years.



Additional photos on Central Falls' Macomber Stadium. Story on front page.



Former Newport Yachting Center is now Hammetts Hotel

A brand-new hotel has opened in Newport along America's Cup Avenue on what was formerly the Newport Yachting Center. This site was previously capped and closed out in 2015 but in 2018, redevelopment plans were submitted to the LRSMM. Over 5,000 tons of contaminated soils were excavated from the site and new cap installed at the site. The hotel opened in 2020 and even made Travel & Leisure's "The Best New Hotels to Book Around the World in 2020" list.



Pictured above is a glimpse of what Parcel 6 will look like after the build-out and below is a preview of Parcel 28.



Wheels Keep Moving Forward on I-195



There was no slowing down on the progress of the I-195 Redevelopment District in Providence. The approval letter for Parcel 6 was issued last month and work has already begun on the revitalization for a mixed-use redevelopment that will include a 13,000 sq. ft. grocery store, 62 residential units, and about 10,000 sq. ft. of commercial and retail space.

Likewise, an approval letter was issued for Parcel 28 this past June, which is also slated to become a mixed-use project. This one is scheduled to include 248 residential units and approximately 22,700 sq. ft. of retail space. The project recently broke ground in mid Fall and is projected to be completed by summer 2022.

Staff Corner



The Office of Land Revitalization & Sustainable Materials Management welcomes our newest hire Zac Chamberlin. Born and raised in Middletown, RI, Zac graduated in Spring 2020 from the University of New Hampshire with a Bachelor's degree in Environmental Engineering. During his time at UNH, Zac developed a passion for sustainable engineering where he participated in a self-funded engineering global brigades trip to Guayacan, Honduras to help the community design a new water pipeline system and pump station. Zac will be working on site remediation and brownfield projects across Rhode Island and is scheduled to start in late December. In his free time, Zac likes to golf, camp, and go to the beach. He is very excited to begin his career at the RI DEM!

***Dexter Street Commons** on 71 Dexter Street, Pawtucket will receive \$400,000 for redevelopment. This mixed-use redevelopment is slated to be one of the first redevelopment projects in conjunction with the proposed train station in Pawtucket. This blighted property is located in an Environmental Justice area and will result in 100 construction jobs and 60 permanent jobs.

***Evolution Mill** on 65 Manchester Street, West Warwick will receive \$120,476 for redevelopment. Funding to continue an ongoing rehabilitation of an old mill complex located in an Environmental Justice area, creating in-demand office, retail, and artist spaces. This phase of redevelopment would also address the ongoing flooding issues with better stormwater management controls. This project has continued community support and brings 30 construction jobs and 10 permanent jobs.

***Hope Mill** on 5 Main Street, Scituate will receive \$300,000 for site preparation. Funding for the former Hope Mill will go towards hazardous material and ACM abatement to help prepare the site for planned affordable multifamily housing and market value housing. This large project will involve result in 420 construction jobs and restore a blighted property.

***Mickey Steven's** on 925 Sandy Land, Warwick will receive \$419,181 for site preparation & redevelopment. Originally built in the 1970s, the popular recreational complex is in need of environmental assessment and remediation due, in part, to an old landfill starting to cause noticeable damage. This complex is a large economic and public asset in the City and this funding will assist the City in necessary assessment work as well as generate 150 construction jobs.

***MSC Realty** on 945 Eddy Street, Providence will receive \$500,000 for redevelopment. Brownfield funding will assist Meeting Street in their plan to redevelop property into a vocational/career training program for students aged 14-22 in order to improve the long-term employment prospects for students in need. The building, located in an Environmental Justice area, requires interior and exterior environmental remediation which will result in 35 construction jobs and 10-15 permanent jobs upon completion.

***MSC Realty – Former Furniture Bank** on 951-953 Eddy Street, Providence will receive \$39,700 site preparation. Meeting Street purchased this neighboring property located in an Environmental Justice area and due to the industrial history of the area, the property requires a full Phase I and II Environmental Site Assessment to assess the future remedial work required to bring this property into productive reuse as part of Meeting Street's ongoing expansion.

***Pawtucket Tidewater Landing/Division Street** on 45 Division Street, Pawtucket will receive \$190,000 for site preparation. Grant will be used to fund remaining site assessment work, updated Phase I Environmental Site Assessment, and finalize the Remedial Action Work Plan for the former Tidewater Landing. This property is part of the planned soccer stadium complex in the City and redevelopment plans include housing, a hotel, commercial space, a Riverwalk, and a new pedestrian bridge. The entire redevelopment will result in over 1,000 construction jobs and 100 permanent jobs.

***Pawtucket Town Landing** on 0 Taft Street, Pawtucket will receive \$195,000 for site preparation. Grant will be used to fund remaining site assessment work, updated Phase I Environmental Site Assessment, and finalize the Remedial Action Work Plan for the former Tidewater Landing. This property is part of the planned soccer stadium complex in the City and redevelopment plans include housing, a hotel, commercial space, a Riverwalk, and a new pedestrian bridge. The entire redevelopment will result in over 1,000 construction jobs and 100 permanent jobs.

***Seville Dye** on 117 & 229 First Avenue, Woonsocket will receive \$292,800 for redevelopment. Currently a vacant site owned by the City for which a 1.5 Mega-watt solar array is planned. Prior to redevelopment, a bio-venting remedial system will be installed and operated in order to remediate the petroleum impacted soils at the site.

Awardees cont'd on next pg.

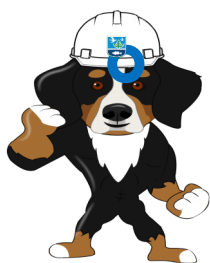
***Shannock Mill on** 225 Shannock Village Road, Richmond will receive \$235,280 for redevelopment. Large site with several remedial needs. Funding would assist in writing a RAWP Addendum and excavating contaminated soil and material as the site is redeveloped into a diverse mixed-use development that will provide riverfront access and greenway related amenities. The redevelopment will result in at least 20 construction jobs and the potential for over 200 permanent jobs.

***Sunnyside Solar Redevelopment on** 92-176 Sunnyside Avenue, Woonsocket will receive \$100,000 for site preparation. This site consists of 2 adjacent parcels with long industrial histories, encompassing almost 5 acres. The City will be using Brownfield funding to complete additional site assessment work and complete the required Remedial Action Work Plan. Once the parcels are remediated, the City will be proposing a future reuse as a solar farm.

***Woonsocket Sparging Mill on** 115 Picard Street, Woonsocket will receive \$91,600 for redevelopment. This 62,742 sq. ft. building located next to the Woonsocket High school is in the process of being rehabilitated. The developer plans to collaborate with the high school on the job training and trade opportunities. Funding will assist in the remediation and closure of the site. Redevelopment will result in 30 construction jobs and 55 permanent jobs.

Excluding the most recent grant awardees, \$12 million from DEM's Brownfields Remediation and Economic Development Fund has capitalized 54 projects in 14 communities across Rhode Island. This money has leveraged more than \$835 million in other investment and supported around 7800 jobs, helping build new schools, businesses, affordable housing and green energy projects throughout the state. According to the US Environmental Protection Agency, an estimated 7.3 jobs are supported per \$100,000 spent on brownfield redevelopment.

OSCAR the Q&A Mascot



This Q&A will answer some of the most commonly asked questions that the Office of Land Revitalization & Sustainable Materials Management receives.

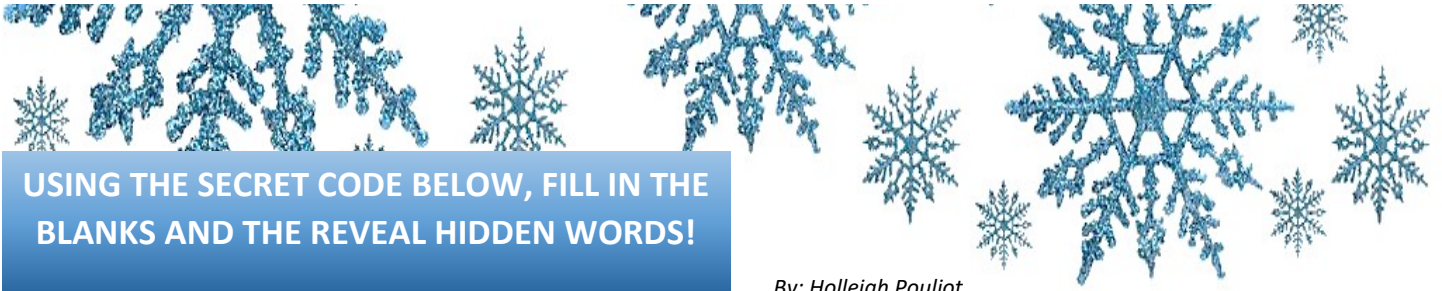
This week's question is: How do I safely dispose of unused or expired medicine?

If your Town does not have a take back program, you can follow these simple steps below to safely dispose of your medication. Before doing so, check which meds are on the [FDA Flush List](#) as some of them may be safely disposed of by flushing down your toilet. Others can be thrown in your household trash.

Remove the drug from its original container and mix it with something undesirable, such as cat litter, dirt, or used coffee grounds. Put the mixture in a sealable container to prevent spillage and throw it in the garbage. Remember to scratch off all your personal information from the empty medicine packaging before discarding it.

For more information on this topic click [here](#) or go to www.fda.gov.

To submit questions for our future editions of **REVITALIZATION RHODE** click [here](#).



By: Holleigh Pouliot

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cadmium CRT device litter
 mercury phone pollute recycle
 reselling tablet toxic waste

